

Industrial

CBRE

# Freestanding Industrial Building For Sale/Lease

90,500 SF | 4.5 AC Lot

3301 W Main Street  
Leesburg, FL 34748  
[www.cbre.us/david.murphy](http://www.cbre.us/david.murphy)

Heavy Manufacturing Facility

Asking Price: \$7,690,000.00



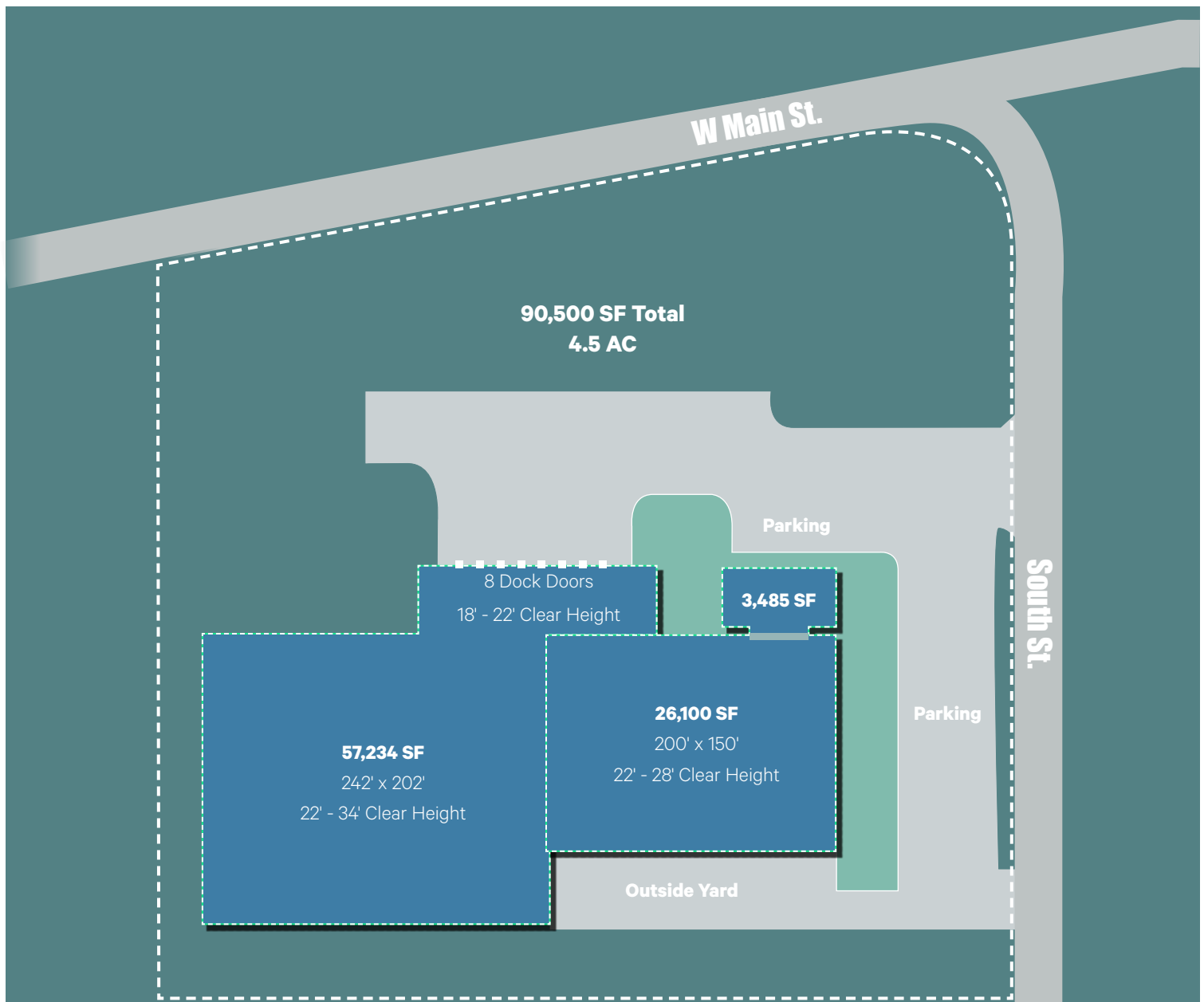
## Property Highlights

This property features approximately 87,000 SF of warehouse space and 3,500 SF of office space. Twenty-two (22) ft ceilings, ten (10) exhaust fans, eight (8) dock doors with automatic levelers and four drive in doors (12'x14'). Large electric service and concrete outside storage area making this property ideal for various users.

This building is located off of Hwy 44 with frontage to 20,500 vehicles per day. This location gives immediate access to Highway 27, which meets the Florida's Turnpike, providing direct access to Orlando and The Villages.

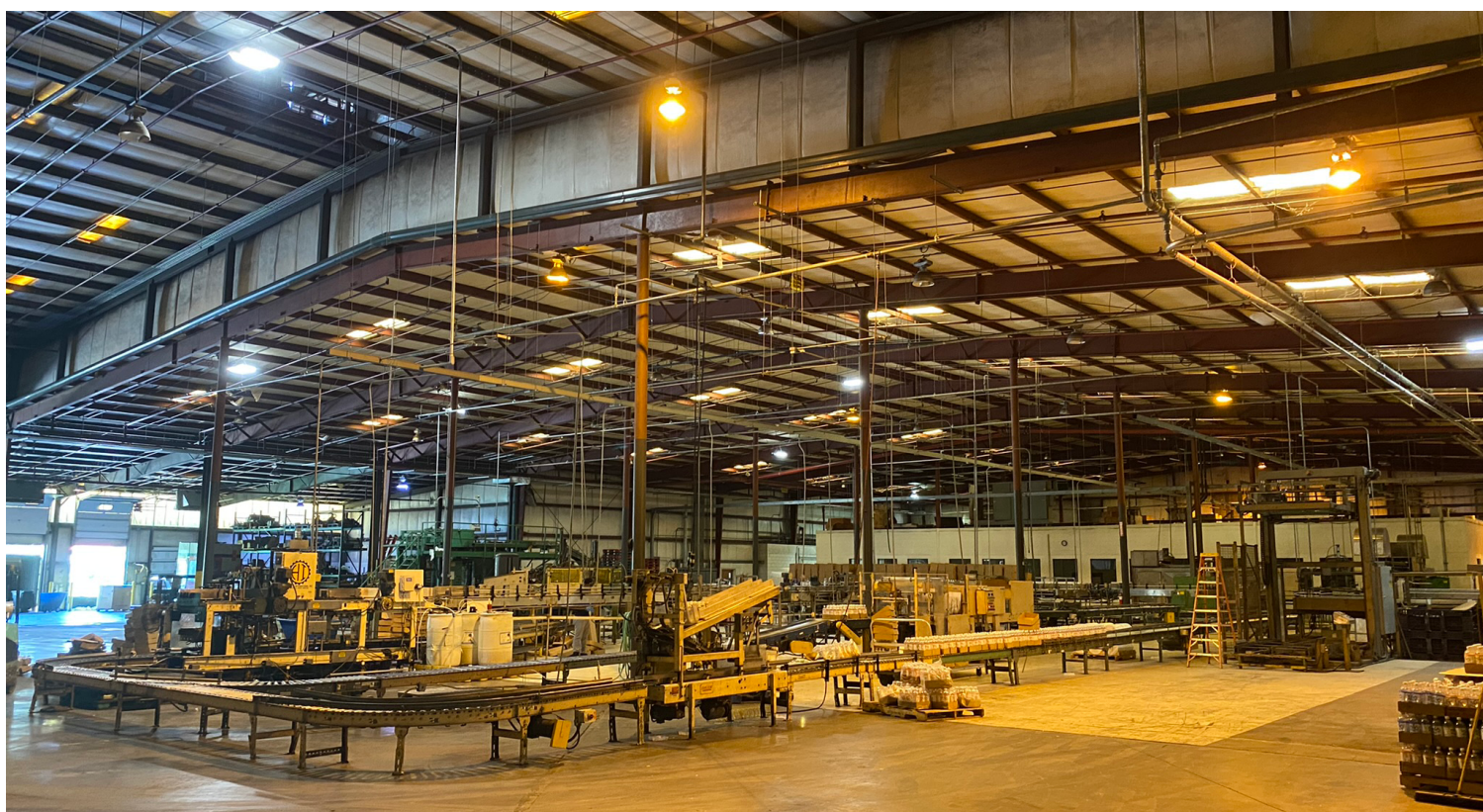
**The Villages, FL** is a collection of quaint retirement neighborhoods located in the heart of Florida nestled between two beautiful coastlines, ports of travel and theme parks. Each neighborhood is unique and personality and connected in ways where all the lifestyle activities are a golf-car ride away.

- + 90,500 SF Total
- + 3,567 SF Office
- + 4.5 Acres
- + Hwy 44 Frontage
- + 18' - 34' Clear Height
- + 8 Dock-Doors/Levelers
- + 3 Drive-In
- + 48 Parking Spaces
- + Secured Outside Storage
- + Wet Sprinkler System
- + Power: 3-Phase Heavy
- + Zoned C-3
- + Taxes: \$0.52/SF (2021)
- + Utilities:
  - Natural Gas, Heating, Lighting, Halide, Sewer: City, Water

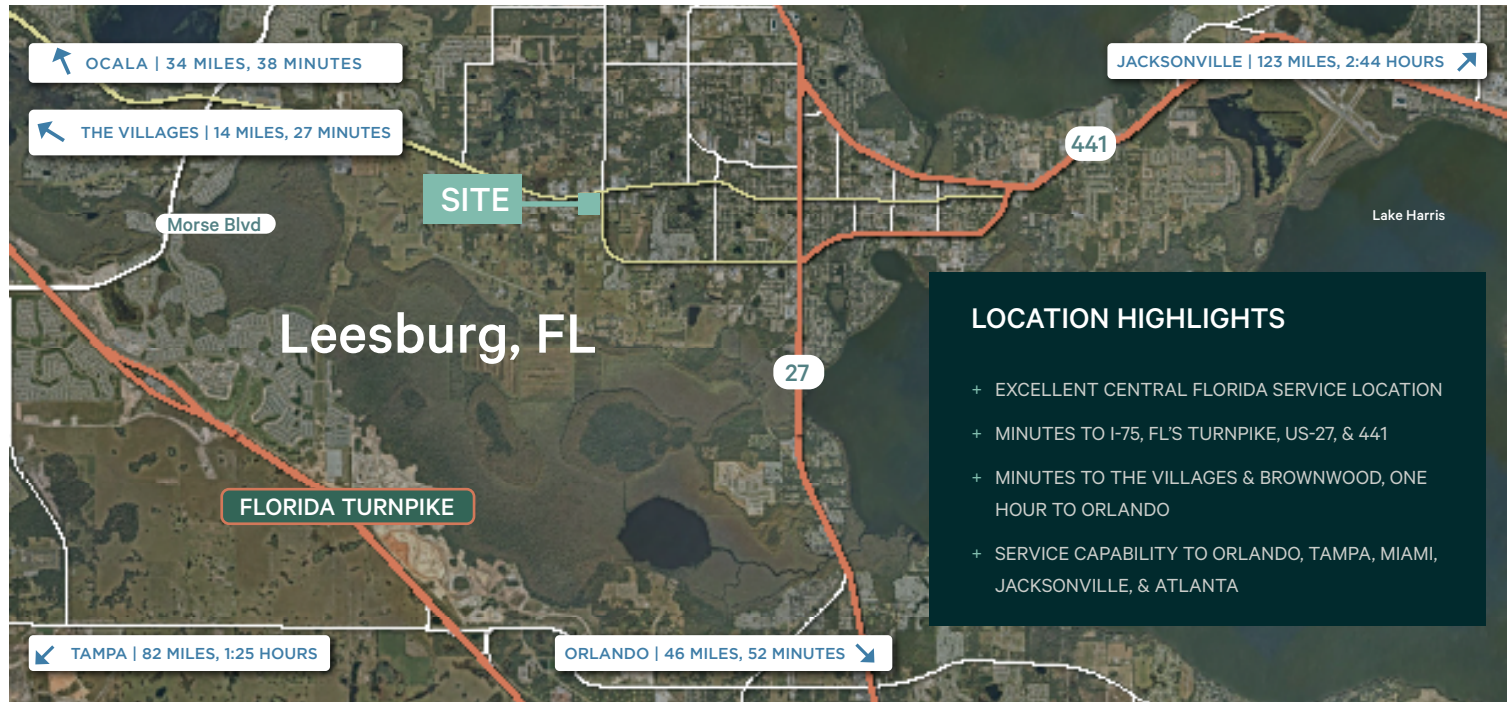




For Sale or Lease

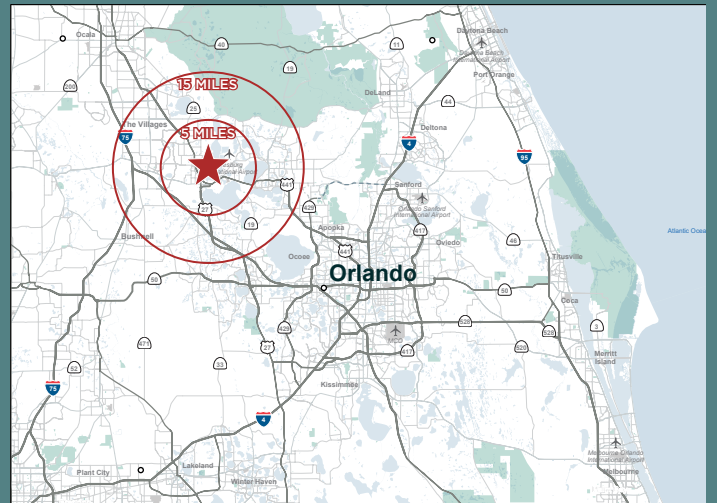






## 2022 DEMOGRAPHICS

	5 MILE RADIUS	15 MILE RADIUS
TOTAL POPULATION	52,386	323,271
DAYTIME WORKERS	19,482 35.6%	93,309 29.0%
DAYTIME RESIDENTS	35,185 64.4%	228,510 71.0%
TOTAL HOUSEHOLDS	22,431	148,554
AVERAGE HOUSEHOLD INCOME	\$65,817	\$73,393
TOTAL BUSINESSES	2,155	9,226



## Contact Us

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